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*Village Planning
Commission of Almont*
817 North Main Street
Almont, Michigan 48003

Members:
Martin Wells, Chairperson
Thomas Tadajewski, Vice-Chair
John Cadwell, Secretary
Steve Schneider, Village President
Richard Tobias, Member
Glenn Meek, Member
Terry Roach, Member

**REGULAR MEETING OF THE VILLAGE PLANNING COMMISSION OF ALMONT
JUNE 4, 2015**

CALL TO ORDER: Vice-Chairperson Tadajewski called the Regular Meeting of the Village Planning Commission of Almont to order at 7:30 p.m.

ROLL CALL:

Members Present:	Martin Wells	Chairperson
	Tom Tadajewski	Vice-Chairperson
	John Cadwell	Secretary
	Glenn Meek	Member
	Richard Tobias	Member
Members Absent:	Terry Roach	Member
	Steve Schneider	Village President
Staff Present:	Sarah Moyer-Cale	Village Manager
	Kimberly Keesler	Recording Secretary
Guests:	Monica Guza	Representative of owner, 614 N. Main Street
	Jim Toth	Owner, 133/137 N. Main Street
	1 Citizen	

APPROVAL OF AGENDA

Tadajewski moved, Cadwell seconded, **PASSED UNANIMOUSLY**, to approve the agenda.

APPROVAL OF MINUTES

Tadajewski moved, Cadwell seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes of May 7, 2015.

PUBLIC HEARING

Chairperson Wells opened the public hearing at 7:31 p.m. to hear public comment on repealing in its entirety Ordinance 159.20 of the Almont Village Zoning Ordinance and amending Ordinance 159 to rezone 614 N. Main to the Single Family Residential (R-1) zoning district. Discussion was held.

Chairperson Wells closed the public hearing at 7:33 p.m.

NEW BUSINESS

1. ORDINANCE 159.29 TO REZONE 614 N. MAIN ST. FROM O-1 TO R-1

Moved by Cadwell, Meek seconded, **PASSED UNANIMOUSLY**, to recommend approval to the Almont Village Council of Ordinance 159.29, Amendment to Almont Village Zoning Ordinance.

2. PRELIMINARY MEETING FOR APARTMENTS AT 133/137 N. MAIN STREET

Mr. Jim Toth presented his plans to build three one-bedroom apartment units above Chicky's Paradise Saloon and Mandy J's Flower Shop, 133 and 137 N. Main Street respectively.

He explained he is considering a staircase next to the entrance of Mandy J's front entrance. He discussed his issue with parking and is expecting to request a variance to have permission to allow only one parking space per apartment rather than the two that is required by the ordinance. He is trying to meet with the Mr. Howard and Mr. LaHaie to come to an agreement of allowing the tenants to use their parking. However, Building Inspector Joe Israel is concerned that tenants would have to exit the apartments at the front of the building and cross through the alley, which is partially private property.

The question was raised if MSHDA would approve the application if not enough parking was provided. Mr. Toth indicated that MSHDA is concerned about the quality of the apartments and not parking. That is the Village's concern.

More research will have to be done to see who owns the alleyway between the Lock Company and Howard's Auto.

OLD BUSINESS

1. Zoning Ordinance Revision Project

ROWE is working to complete the pre-public hearing draft of the zoning ordinance. However, additional questions were raised before it can be completed.

In Article 3, Section 3. pertaining to Zero Lot Line. ROWE questioned what does this apply to. The Commission questioned this as well since it state in the first line of the first paragraph, "Except as may be allowed by this Ordinance".

In Article 5, it was the consensus of the Commission to leave the decision up to the Village Council of whether or not to waive fees instead of the Planning Commission.

In Article 5, Signs Allowed in Residential District Requiring Permit regarding flags. It was the consensus of the Commission this was meant to relate to pennants and not official state or federal flags.

In Article 5e, Sign Proportions, it was the consensus of the Commission that the concern was about square footage rather than ratio in respect to signs being proportional to the building.

The Commission also requested to verify if there are two adjacent non-conforming lots that they be treated as two adjacent non-conforming lots.

In Article 13, Section 13, it was the consensus of the Commission to keep that a resident can request an amendment.

PUBLIC COMMENTS

None



ADJOURNMENT

Tadajewski moved, Cadwell seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting.

Meeting adjourned at 8:45 p.m.

Kimberly J. Keesler
Recording Secretary

John Cadwell
Planning Commission Secretary

Approved: August 6, 2015



"We're growing in the right direction."